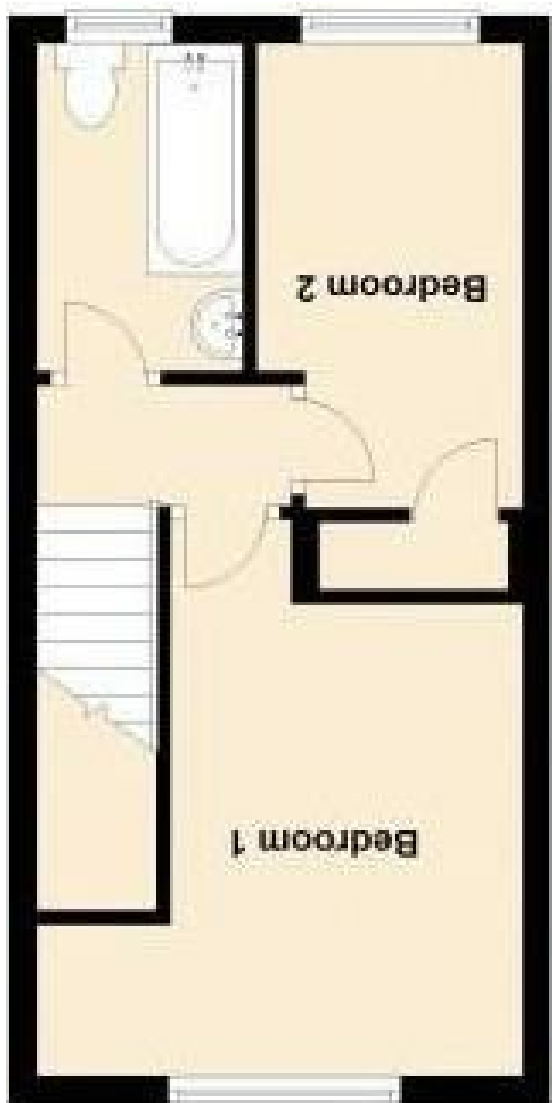
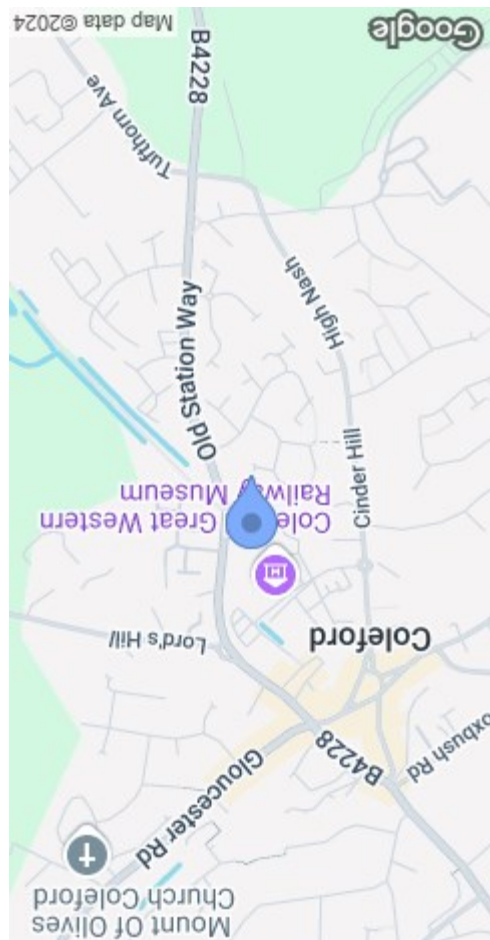




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (92-100)	A (10-15)
B (81-91)	B (16-20)
C (69-80)	C (21-25)
D (55-68)	D (26-30)
E (39-54)	E (31-35)
F (29-38)	F (36-40)
G (1-28)	G (41-45)



26 Nash Way
 Coleford GL16 8RQ

£225,000

A TWO BEDROOM END OF TERRACE PROPERTY SITUATED IN A POPULAR AREA CLOSE TO THE TOWN CENTRE. THE PROPERTY ENJOYS MODERN LIVING ACCOMMODATION, OFF ROAD PARKING, GARAGE AND ENCLOSED GARDEN, ALL BEING OFFERED WITH NO ONWARD CHAIN.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Bank, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses.



Accessed via upvc double glazed door into:

ENTRANCE HALL

Tiled floor, consumer unit, radiator, opening into kitchen:

KITCHEN

8'04 x 7'09 (2.54m x 2.36m)

Range of fitted wall, base and drawer units, worktop, electric oven, hob and cooker hood, stainless steel sink unit with mixer tap, space for fridge/freezer, space for washing machine, power points, gas fired combi boiler, inset ceiling spotlights, front aspect upvc double glazed window.

LOUNGE

16'07 x 11'09 (5.05m x 3.58m)

Radiators, power points, BT point, TV point, stairs to first floor landing, upvc double glazed sliding doors into:

CONSERVATORY

9'4 x 8'10 (2.84m x 2.69m)

Tiled floor, radiator, power points, upvc double glazed French style doors into garden.

FIRST FLOOR LANDING

Power points, access into loft.

BEDROOM ONE

11'08 x 8'07 (3.56m x 2.62m)

Radiator, power points, door into fitted wardrobes with hanging and shelving options, rear aspect upvc double glazed window.

BEDROOM TWO

10'06 x 6'08 (3.20m x 2.03m)

Radiator, power points, fitted wardrobes with hanging and shelving options, front aspect upvc double glazed window.

BATHROOM

Bath with electric shower over, WC, wash hand basin with cupboards beneath, front aspect upvc double glazed frosted glass window, extractor fan, tiled wall, inset ceiling spotlights.

OUTSIDE

To the side of the property there is parking for two or three vehicles, leading to the garage. The gardens offer lawn with patio, all enclosed with fencing.

GARAGE

Accessed via up and over door, power and lighting, personal door to garden.

SERVICES

Mains electric, mains gas, mains water and drainage.

WATER RATES

TBC

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Coleford office proceed down to the traffic lights turning right onto Old Station Way, continue taking the third right into Fairways, first right into Nash Wash following the road around to the right hand side where the property can be found on the left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

